

Vivian Arenas-Battles  
Michael R. Bray  
David M. Caldevilla  
Edward P. de la Parte, Jr.  
Richard A. Gilbert  
Daniel J. McBreen

■ ■ ■  
de la Parte & Gilbert, P.A.  
ATTORNEYS AT LAW

3/9/10  
County Attorney

Patrick J. McNamara  
Eric D. Nowak  
Nicolas Q. Porter  
Kristin Y. Melton  
Louis A. de la Parte, Jr.  
Founder (1929-2008)

February 26, 2010

**CONFIDENTIAL – Attorney/Client  
Communications; Attorney Work Product**

**By U.S. Mail**

Mr. Bradley S. Arnold  
Sumter County Administrator  
910 N. Main Street  
Suite #201  
Bushnell, FL 33513



Re: *Sumter County v. Turkey Run 2, LLC, a Florida limited liability company, et al.,*  
Case No. 2009-CA-000467  
CR 139/CR 462 Road Project  
Parcel: 123 (Dean A. Hilborne and Roseanne R. Jones)

Dear Mr. Arnold:

Pursuant to the mediated settlement agreement regarding the above-referenced parcel, the property owners agreed to provide a Quit Claim Deed to the County for any and all interests they may have in the right-of-way for CR 144. Please find enclosed the original Quit-Claim Deed provided by Dean A. Hilborne and Roseanne R. Jones, which has been recorded in the public records of Sumter County, Florida, for filing in your property record files.

Should you have any questions concerning this matter, please call me.

Sincerely,

de la PARTE & GILBERT, P.A.

Vivian Arenas-Battles

VAB/sll  
Enclosure  
cc: William Stevens, Jr, P.E.

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
02/16/2010 10:36:46AM  
DEED  
DOC \$0.70

PAGE 1 OF 2  
B-2162 P-397

2010 3998



8

Rec 18.50  
Doc .70  
19.20  
This instrument prepared by:

Vivian Arenas-Battles  
de la Parte & Gilbert, P.A.  
101 E. Kennedy Blvd, Suite 2000  
Tampa, FL 33602

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this 15<sup>th</sup> day of February, 2010,  
by Dean A. Hilborne, a single man, and Roseanne R. Jones, a single woman, whose address is 7085  
CR 139, Wildwood, FL 34785, ("Grantors"), to Sumter County, Florida ("Grantee") (wherever used  
herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal  
representatives and assigns of individuals and the successors, and assigns of organizations).

### WITNESSETH:

WHEREAS, the Grantors represent that they are the fee owners of the real property located  
in Sumter County, Florida described as:

SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER  
COUNTY, FLORIDA; LESS COUNTY ROAD RIGHT OF WAY.

NOW THEREFORE, in consideration of \$10.00 and other good and valuable consideration,  
the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby remise, release  
and quit-claim unto the said grantee forever all the right, title, interest, claim and demand which the  
Grantors have in and to the following described property:

THE SOUTH FIFTEEN (15) FEET OF THE SOUTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP  
19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS THE  
NORTHERLY ONE (1) FOOT OF THE EAST 457 FEET THEREOF.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances  
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity  
and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and  
behoof of the said Grantee forever.

2010 3998



IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Witnesses:

RANDALL C STACKS

Signature

RANDALL C STACKS

Print Name

Linda L. Ries

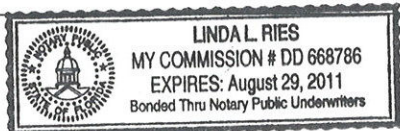
Signature

Linda L. Ries

Print Name

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of FEBRUARY, 20 10, by Dean A. Hilborne, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Grantor:

Dean A Hilborne

Dean A. Hilborne

Linda L. Ries  
Notary Public

Witnesses:

Amy S. Malone

Signature

Amy S. malone

Print Name

Stacey Dotson

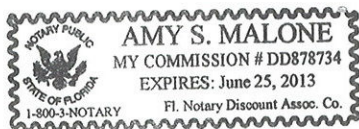
Signature

Stacey Dotson

Print Name

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 20 10, by Roseanne R. Jones, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Grantor:

Roseanne R. Jones

Roseanne R. Jones

Amy S. Malone  
Notary Public

de la PARTE & GILBERT, P.A. - OFFICE ACCOUNT

INVOICE	DATE	DESCRIPTION	NET
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02/09/2010 Recording fee and doc stamps for Parcel 123

19.20

11893

Check# / Date 11893 02/10/2010 Sumter County Clerk's Office

\$19.20

\*\*DOCUMENT RECEIPT\*\*

Sumter County  
FLORIDA

02/16/2010  
10:36:46AM

GLORIA HAYWARD  
CLERK OF CIRCUIT COURT  
RECORDED AND FILED - LAND  
RECEIPT# : 6569  
DOC# : 2010-3998  
BOOK# : 2162 PAGE# : 397  
DOCTYPE : DEED  
PAGES : 2

DEED DOCUMENT STAMP 0.70  
MOD TRUST FUND 1.50  
RECORDS TRUST - BOCC CRT TECH 4.00  
RECORDS TRUST - CLK COURT TECH 3.80  
RECORDS TRUST - FACC STATE TEC 0.20  
RECORDING FEES 9.00  
TOTAL FEES : 19.20

RETURN TO :  
VIVIAN ARENAS-BATTLES  
POST OFFICE BOX 2350  
TAMPA, FL 33601  
INITIALS : SF  
QUIT CLAIM

\*\*TRANSACTION RECEIPT\*\*

Sumter County  
FLORIDA

02/16/2010  
10:37AM

GLORIA HAYWARD  
CLERK OF CIRCUIT COURT  
RECORDED AND FILED  
RECEIPT# : 6568

FROM DOC# : 2010-3998  
THRU DOC# : 2010-3998

DEED DOCUMENT STAMP 0.70  
MOD TRUST FUND 1.50  
RECORDING FEES 9.00  
RECORDS TRUST - BOCC CRT TECH 4.00  
RECORDS TRUST - CLK COURT TECH 3.80  
RECORDS TRUST - FACC STATE TEC 0.20  
TOTAL FEES : 19.20

COLLECTION

CHECK TOTAL : 19.20  
AMOUNT TENDERED : 19.20  
NET COLLECTION : 19.20

CHECK INFORMATION

CHECK# 11893 : 19.20

REQUESTOR :

INITIALS : SF